

**Town of Camden  
Regular Planning Commission Meeting  
Camden Municipal Building  
October 17, 2018**

**CALL TO ORDER**

Chairwoman Gray led attendees in the Pledge of Allegiance.

Chairwoman Gray called the meeting to order at 6:00 p.m. and noticed that this regular Planning Commission Meeting is being held in compliance with Delaware Open Public Meeting Act by posting the agenda on October 10, 2018, in the following manner:

- The official bulletin boards,
- Posted on the official electronic sign, and
- Posted on the official website.

Members Attending: Chairwoman Mary Ellen Gray, Commissioner Michael Johnson, Commissioner Thomas Wanstall, Commissioner Vicki Rhodes, and Commissioner Mark Girty

Members absent: None.

Staff Attending: Town Clerk Jamie Fenske.

**ANNOUNCEMENTS**

*The next regular scheduled Planning Commission Meeting will be held on November 14<sup>th</sup>, 2018.*

**NEW BUSINESS**

*Preliminary site plan review for a multi-family residential project 7-02-094.00-01-12.00-000.*

Chairwoman Gray explained that the Planning Commission will be reviewing the variance request that are going before the Board of Adjustment tonight. She added that this will be a recommendation only and that the Board of Adjustment will make the final decision on the variances.

Ring Lardner, PE – Davis, Bowen, and Friedel, explained that the property they are currently discussing is going through a zoning change in the current Comprehensive Plan and that they are proposing developing it into multi family mid rise apartments. He explained that they will be proposing 8 buildings, with 24 units in each building, and 365 parking spaces. He added that the apartment owners have studied their other complexes in detail and have found that there is a need of 1.75 spaces per unit. He detailed that they are also proposing to have garages onsite.

Commissioner Johnson questioned if they were not granted the variance then how many parking spaces they would need to add.

Mr. Lardner replied that they are proposing 90 less then the code requires.

Commissioner Wanstall confirmed that they were proposing 365 spaces and 192 units.

Commissioner Girty questioned if they are counting the garages in their total parking spaces.

Mr. Lardner explained that they did calculations with and without the garages and that either way they are still under the requirements.

Chairwoman Gray questioned where the variance for the setback is that they are referring to.

Mr. Lardner pointed to where the setback is.

Commissioner Wanstall questioned if there would be more green space with the proposed parking then what it would be if they had to meet the parking requirement.

Mr. Lardner confirmed that there would be less green space if they had to add more parking and they would need to put the stormwater system underground.

Chairwoman Grey questioned what the ratio of number of bedrooms would be.

Mr. Kroff stated that there would be 10% 3 bedrooms, 30% 1 bedrooms, and 60% 2 bedrooms.

Ms. Fenske explained that those percentages would work out to around 19 3-bedrooms, 58 1-bedrooms, and 115 2-bedrooms.

The Planning Commissioners agreed unanimously to recommend that the Board of Adjustment approve all the variances as requested.

#### **PUBLIC COMMENT**

None.

#### **ADJOURNMENT**

At 6:27 p.m. a motion was made by Commissioner Girty, seconded by Commissioner Johnson to adjourn the regular meeting. All in favor; none opposed.

Respectfully submitted,  
Jamie Fenske, Town Clerk